



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor

Wednesday June 3, 2015



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



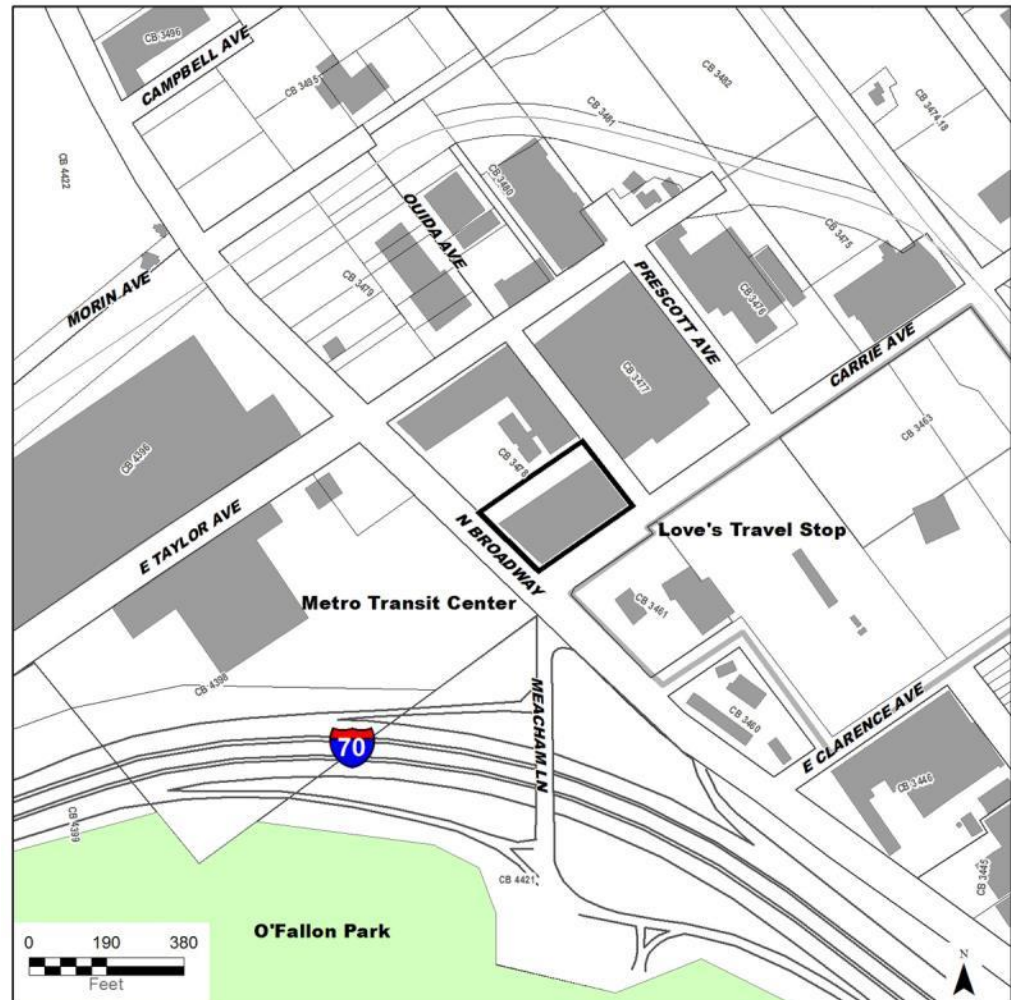
Agenda

- Call to Order
- Approval of Minutes – May 6, 2015

6200-12 N. Broadway Redevelopment Area

LCRA Plan # 1981

- The 1.36-acre Area on the north-east corner of Broadway & Carrie is in the North Riverfront Neighborhood.
- A vacant one-story, 42,000 square foot industrial building was demolished in May at the construction site.
- The site is near I-70 Entrance & Exit ramps, and across Carrie from the recent completed Love's Travel Stop.



6200-12 N. Broadway Redevelopment Area



Aerial view of the I-70, N. Broadway & Carrie Intersection & Vicinity

6200-12 N. Broadway Redevelopment Area



6200-12 N. Broadway – view from Exit



6200-12 N. Broadway - view from North



6200-12 N. Broadway - demolition work



Love's Travel Stop from Ch. 99 Area

6200-12 N. Broadway Redevelopment Area

LCRA Plan # 1981

- Developer Sasak Corp. (Ankit Patel) bought the site for \$160,000 & plans construction of a 3-story, 60 room, 31,000 square foot hotel for \$3 million.
- The hotel design is similar in layout to their Days Inn located at N. 9th & St. Louis Ave.
- Hotel plans to serve
 - 1) local businesses,
 - 2) travelers on I-70 &
 - 3) visitors & business travelers unwilling to pay downtown rates.



Sasak Corp.'s Days Inn Hotel at N. 9th & St. Louis Ave.

Developer's similar Days Inn Hotel



Breakfast Room



Exercise Room



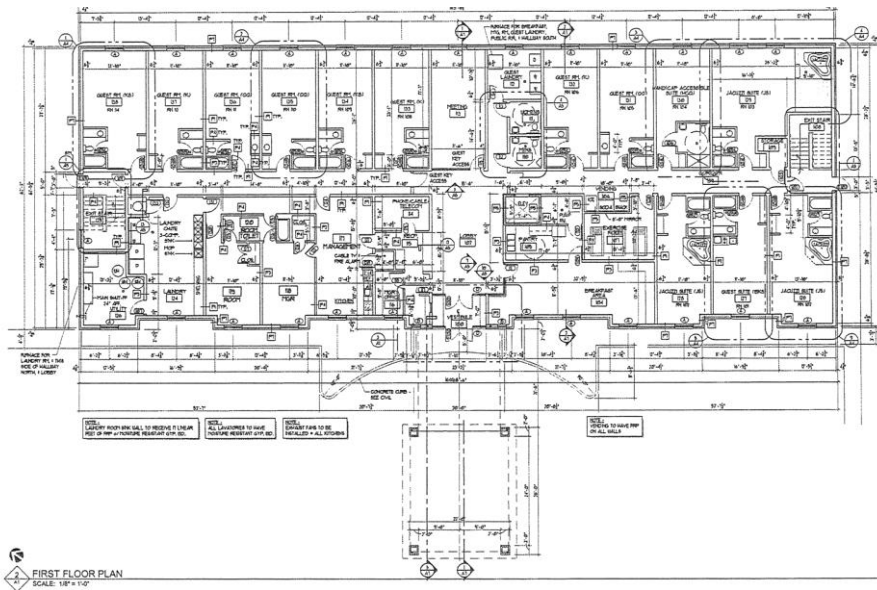
Guest Room



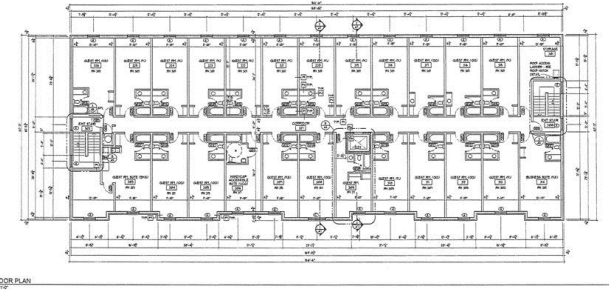
Bath Room

6200-12 N. Broadway Redevelopment Area

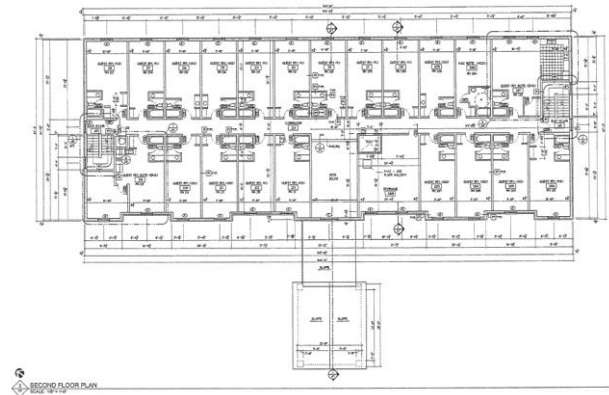
Ground Floor Plan & Upper Floor Plans



Ground Floor Plan



3rd Floor Plan



2nd Floor Plan

Vicinity of Redevelopment Area



I-70 Entrances/Exits – west of Ch. 99 Area



Love's Travel Stop – south of Ch.99 Area

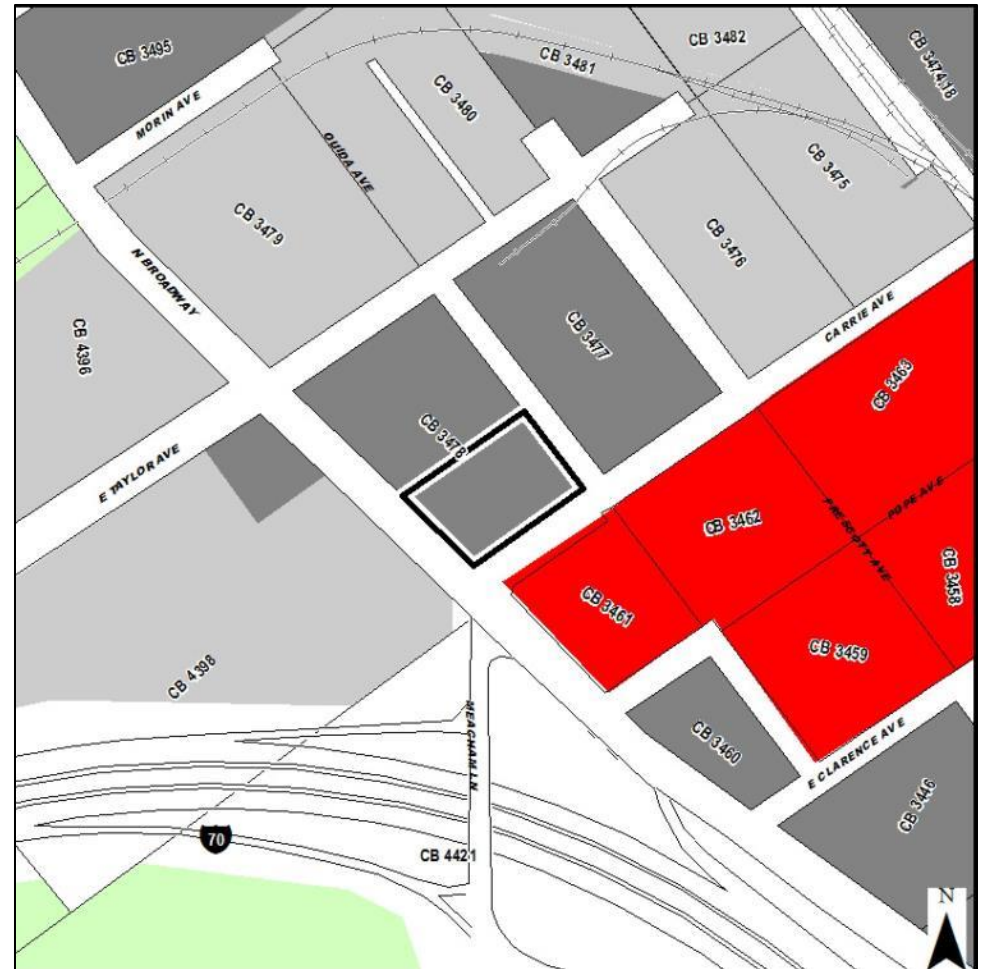


B & L Drayage – east of Ch.99 Area



vacant warehouse – north of Ch. 99 Area

Strategic Land Use Plan (Business/Industrial Development Area)



Comments

- Conformity with City's Strategic Land Use Plan's Business/Industrial Development Area.
- Provides for the use of 10 years of tax abatement
- Does not provide for the use of eminent domain
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

Adjournment

Delegated Items

**PDA-058-15-RDMA through PDA-061-15-RDMA and
PDA-062-15-RDRA through PDA-070-15-RDRA**
Chapter 99 Redevelopment Areas under One Acre

Informational Items

- **New Business**
- **Executive Session**
- **Motion for Executive Session (for next meeting)**
- **Adjournment**